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February 27, 2020

25485

Mr. George J. Saraceno, Senior Civil Engineer
Town of Wellesley Department of Public Works – Engineering Division
20 Municipal Way
Wellesley, MA 02481

RE: 194 Pond Road, Wellesley, MA: Large House Review (LHR) 194 Pond Road – LHR 19-13

Dear Mr. Saraceno,

Below are our **responses** to your *comments* received in your review letter dated January 23, 2020 with regards to the proposed site development at #194 Pond Road in Wellesley, Massachusetts. Also attached with this letter is a copy of the Site Plan Set, latest revision February 26, 2020 and a copy of the Stormwater Management Design and Runoff Calculations Report, latest revision February 26, 2020.

GENERAL

1. *The CMP should show net earthwork, cut versus fill, and the number of trailer dump loads, as well as trucking routes to the site. The trucking route map must be approved by the Town of Wellesley Police Department.*
   The cut and fill calculations have been calculated for the combined development (#194 and #196 Pond Road). This information has been added to sheet C-8 in the revised plan set noted above. Additionally an Exhibit Plan, titled Construction Management Plan: 194 & 196 Pond Road, is included with this submittal package. This plan shows the trucking route, overall erosion and sediment controls and overflow parking areas.
2. *We recommend that the utility trenches be milled and paved, curb to curb on Pond Road. The Town of Wellesley DPW Street Permit Inspector will determine the exact limits of milling and paving.*
   A note has been added to sheet C-6 in the revised site plan.
3. *We typically like to see more than one (1) benchmark, preferably three (3) for elevations on the plans.*
   Two (2) additional benchmarks have been set, and added to the revised site plan set. The total number of benchmarks is now three (3) as requested.
4. *The designer assumed ESHGW to be ten (10) feet below existing grade at 159 feet, which would be three (3) feet higher than the proposed sports court elevation of 156 feet. Provide a summary of the precautions being taken to ensure that there are no groundwater issues with the proposed deep basement.*
   The assumptions made for the estimated seasonal high groundwater table (ESHGWT) are made for the design of the sewage disposal systems and stormwater BMPs. Two (2) borings were conducted by Charles H. Gross, PE, LLC, one (1) within the footprint of each proposed building (@ EL=168.5± on both lots). The results of the testing showed no signs of water down to 24' and 29' below grade (@ EL=144.5± & 139.5±) respectively between lots #194 and #196 Pond Road. At this time the ESHGWT does not appear to have any effect on the design of the basement. The Architect will be responsible the final specifications with regards to the design of any damp / water proofing if required.
5. *A proposed propane tank is shown on the plans. What is the purpose of the propane tank and will any underground piping be installed with the propane tank?*
   The propane tank will supply fuel for heating the house. The underground gas supply line from the propane tank to the house is shown on the plan.
6. *Provide the portion of the lot area located in Wellesley and the portion of the lot area located in Natick.*
   The entire lot is located in Wellesley.

STORMWATER

1. *The Stormwater Management Design and Runoff Calculations Report must include a stamped and signed Illicit Discharge statement by a Registered Professional Engineer in the Commonwealth of Massachusetts.*
   An Illicit Discharge Compliance Statement has been added to Section 2 of the revised stormwater report.
2. *A stormwater runoff peak rate and volume table was provided in the Stormwater Management Design and Runoff Calculation Report dated, revised October 4, 2019. Table 1 under standard 2 of the review of MassDEP Stormwater Management Standards shows a reduction of the peak flow rate and volume for the 10yr, 25yr and 100yr storm events. The 2-yr storm shows no flow or volume for existing and proposed site conditions. The proposed peak flow and volume of stormwater runoff shown in Table 1 under DP#2 (Pond Road) should be revised as the calculations in HydroCAD show a different peak flow rate and volume.*
   Table 1 in Section 2 of the stormwater report shows all stormwater runoff peak flows and volumes matching the computed data in the HydroCAD model. Note: stormwater is retained on-site during the 2-year storm event under existing conditions. Similarly, stormwater is retained on-site during the 2-year storm event under proposed conditions, as well as the 10-year storm event.

WATER & SEWER

1. *Add a note to the plans for the existing irrigation well to state that the well should be decommissioned per the Town of Wellesley Board of Health (BOH).*
   A note has been added to sheet C-6 in the revised site plan set.
2. *The Applicant must provide a memo from the BOH approving of the design for the proposed septic system. Any revised plans of the septic system should be submitted to the DPW – Engineering Division.*
   DGT has submitted revised Board of Health Plans to the Wellesley Health Department. A copy has been hand delivered to the Wellesley DPW – Engineering Division. Upon approval from the Wellesley Health Department, a letter will be provided to the DPW for reference.

CONCLUSION

As mentioned in our previous memo, the Applicant's designer should provide an alternative LID design that could be reviewed either in addition to or replacement of the sub-surface infiltration systems.
DGT has added a rain garden to provide another type of LID practice into the stormwater management design. Due to the scope of the proposed development and the existing site conditions, mitigation of stormwater runoff peak flows and volumes requires the use of subsurface infiltration systems (also considered an LID practice).

Should you have any questions or concerns, do not hesitate to contact me.

Sincerely,
DGT Associates

Joseph A. Losanno, EIT
Project Engineer

Approved:

Bert E. Corey, P.E.
Engineering Group Manager

Enclosures

Cc: Town of Wellesley Planning Board
Cc: Boston Real Estate Capital